


# EXHIBIT 3

 <b>OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY</b>				
299 S. Main Street, Ste 120 Salt Lake City, UT 84111 Phone: 801-753-7700 Fax: 866-633-0263				
<b>ESTIMATED SETTLEMENT STATEMENT</b>				
<b>Date:</b> March 03, 2021 10:42 am <b>Closing Date:</b> March 04, 2021 <b>Property Address:</b> 2975 Showplace Drive Naperville, IL 60564		<b>File No.:</b> 304613NCT-7  <b>Purchasers:</b> Investment Property Exchange Services, Inc., as Qualified Intermediary for Kannann Kasten LLC, a Colorado limited liability company under Exchange No. EX-09-31293-PS		
<b>Property Tax ID:</b> 3.0241% TIC Interest of part of 07-01-04-410-069-0000		<b>Sellers:</b> Millrock Investment Fund I, LLC, a Utah limited liability company 111 Main St., Ste. 2200 Salt Lake City, UT 84111		
	Seller		Purchaser	
	Credits	Charges	Credits	Charges
Sales Price	\$153,570.03			\$153,570.03
No Real Estate Tax Proration - Taxes to be Paid by Tenant				
March 2021 Rent Proration		\$722.45		
State Transfer Tax		\$154.00		
County Transfer Tax		\$77.00		
City Transfer Tax		\$462.00		
Real Estate Commission To Colliers International		\$2,362.62		
Real Estate Commission To A Better Way Realty LLC		\$4,607.10		
Marketing Fee To Millcreek Commerical Properties, LLC		\$2,242.12		
Title Fees To Old Republic National Title Insurance				
Closing Fees		\$1,500.00		
CPL Fees		\$75.00		
Coordination Fee		\$250.00		
Muni. Stamp and Recoding Service Fee		\$350.00		
Title Insurance To Old Republic National Title Insurance				
Standard Owner		\$1,615.00		
Recording Fees To Simplifile				
Estimated Recording Fee		\$125.00		
1031 Exchange Proceeds			\$153,570.03	
<b>Sub Totals:</b>	<b>\$153,570.03</b>	<b>\$14,542.29</b>	<b>\$153,570.03</b>	<b>\$153,570.03</b>
<b>Net Proceeds Due Seller</b>		<b>\$139,027.74</b>		
<b>Funds Due From Buyer</b>			<b>\$0.00</b>	
<b>Grand Totals:</b>	<b>\$153,570.03</b>	<b>\$153,570.03</b>	<b>\$153,570.03</b>	<b>\$153,570.03</b>

Signature Page to Follow

## Settlement Statement Signature Page

File No.: 304613NCT-7

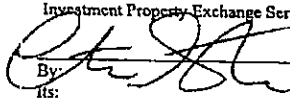
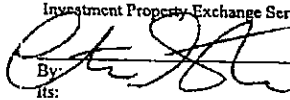
Property: 2975 Showplace Drive  
Naperville, IL 60564

To the best of my knowledge, the foregoing statement is a true and accurate account of the funds which were received and will be disbursed as part of the settlement of this transaction and is approved by me, the undersigned. I agree to pay my costs, expenses and any other obligations itemized.

Millrock Investment Fund 1, LLC, a Utah limited liability company

By: Kevin Long  
Its: Manager

Investment Property Exchange Services, Inc., as Qualified Intermediary for Karmann Kasten LLC

By:   
Its:  Qualified Intermediary is not  
responsible for the accuracy  
of the settlement statement.

Karmann Kasten LLC, a Colorado limited liability company

By:   
Its: Managing Member

By:

Forest Anthony,  
Escrow Officer

MILLCREEK-GRANT000030

## Settlement Statement Signature Page

File No 304613NCT-7

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Millcreek Investment Fund 1 LLC, a Utah limited liability company

  
By Kevin Long  
Its Manager

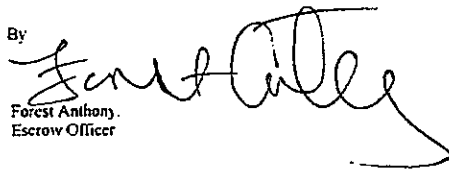
Investment Property Exchange Services, Inc., as Qualified Intermediary for Karmann Kasten LLC

By  
Its

Karmann Kasten LLC, a Colorado limited liability company

By Kate Grant  
Its Managing Member

By

  
Forest Anthony  
Escrow Officer

MILLCREEK-GRANT000031